PAY 2017 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	Elkhart		
Jurisdiction	Elkhart County		
Allocation Area Code	T20770		
Allocation Area Name	NE Corridor		
Form Prepared By:		•	
Name	Jason G. Semler		
Unit/Company	H. J. Umbaugh & Associates		
Telephone Number	317-465-1500		
E-mail Address	semler@umbaugh.com		
1) 2015 Pay 2016 Base A	Assessed Value of Allocation Area	\$22,349,275	
	nental Assessed Value of Allocation Area	83,305,708	
3) 2015 Pay 2016 Total ((Real) Assessed Value of Allocation Area (Line 1 + Line 2)	÷	\$105,654,983
4) 2016 Pay 2017 Net As	ssessed Value of Allocation Area	117,521,971	
	ssessed Value Growth in Allocation Area Due	117,021,071	
	on or a Change in Tax Status	10,672,710	
	ssessed Value Decrease in Allocation Area Due	10,072,710	
	Change in Tax Status		
	ssessed Value Growth as a Result of		
	F in Allocation Area	138,895	
	alue Decrease Due to 2016 Pay 2017	130,093	
	ts in Allocation Area		
	ed Net Assessed Value of Allocation Area	· 	
(Line 4 - Line 5 + Lin		\	\$106,710,366
(Dino 4 - Dino 3 - Din	ic 0 - Edic 1- Edic 6)	`-	\$100,710,500
10) 2016 Pay 2017 Neut	ralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	\.	1.00999
11) 2016 Pay 2017 Adiu	sted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$22,572,544
	mental Assessed Value of Allocation Area (Line 4 - Line 11)	\"	\$94,949,427
		.	
	017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	\.	3.4001
	017 Incremental Tax Revenue ((Line 12/100) * Line 13)	\	\$3,228,375
15) Actual 2015 Pay 2016	5 Tax Rate for the Allocation Area	<u>.</u>	3,4001
2016 PAY 2017 BASE N	EUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10	n F	1,00999
		, T	1,00555
	or of Elkhart County, certify to the best of my		
knowledge that the above	base assessed value calculation is full, true and complete for the tax incren	nent finance allocation	area identified above
rough A C. C. St. Jan. 1991	10/24/10		
Dated (month, day, year)	10104		
1 thirtien	F. Bredt	T 0 M	
Comment And the Comment		E. Graff	
County Auditor (Signatur	county County	Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE	CE	
	CERTIFICATION OF TIF BASE NEUTRALIZATIO		
Allocation Area Name	NE Corridor		
	Section 1.		- 1922
The base assessed value a	djustment, as certified above, is approved by the Department of Local Gov	ernment Finance.	
	1	11. 311	17.
(bu my	-ceuaysma	10-24	10
Commissioner, Departmen	nt of Local Government Finance Date (m	onth, day, year)	

PAY 2017 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County Jurisdiction	Elkhart	•	
Allocation Area Code	City of Elkhart T20750	•	
Allocation Area Name	Elkhart City Downtown	•	
Anothern Med Manie	Dikliate City Downtown	,	
Form Prepared By:			
Name	Jason G. Semler		
Unit/Company	H. J. Umbaugh & Associates	ı	
Telephone Number	317-465-1500	,	
E-mail Address	semler@umbaugh.com	,	
		1	
	Assessed Value of Allocation Area	\$54,189,829	
2) 2015 Pay 2016 Incren	nental Assessed Value of Allocation Area	68,489,462	
3) 2015 Pay 2016 Total	(Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$122,679,291
4) 2016 Pay 2017 Not A	secured Volvo of Allogotion Area	122.244.400	
	ssessed Value of Allocation Area	123,344,480	
	ssessed Value Growth in Allocation Area Due	121.000	
	on or a Change in Tax Status	434,600	
	ssessed Value Decrease in Allocation Area Due		
	Change in Tax Status	670,400	
	ssessed Value Growth as a Result of		
	ff in Allocation Area	108,950	
	'alue Decrease Due to 2016 Pay 2017 ts in Allocation Area		
	is in Allocation Area ted Net Assessed Value of Allocation Area	<u> </u>	
(Line 4 - Line 5 + Line			#172 A71 220
(Diffe 4 - Diffe 5 + Diff	ic 0 - Line 1- Line 0)	`-	\$123,471,330
10) 2016 Pay 2017 Neu	tralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	\	1.00646
11) 2016 Pay 2017 Adin	sted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$54,539,895
12) 2016 Pay 2017 Incre	mental Assessed Value of Allocation Area (Line 4 - Line 11)	\ \	\$68,804,585
12) 2010 I Ly 2011 Amere	mental rissessed value of Anotation After (Pine 4 - Diffe 11)	<u></u>	400,004,202
13) Estimated 2016 Pay 2	2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.6486
	2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	\-	\$2,510,404
	6 Tax Rate for the Allocation Area	`-	3.6486
,			
2016 PAY 2017 BASE N	EUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 1	o) [1.00646
		· ·	
ID " BG 60 L 11.	27W 1		
	or of Elkhart County, certify to the best of my		11
knowledge mat me above	base assessed value calculation is full, true and complete for the tax incre	ment finance allocation a	itea identified above
Dated (month, day, year)	10/24/10		
Differential and State of the S			
Hulew	Poulin Poulin	e B. Graff	
County Auditor (Signatur		Auditor (Printed)	
manus stranger for Princip	- County	Traditor (17 mica)	
	DEPARTMENT OF LOCAL GOVERNMENT FINAN	(CE	2 * * =
	CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name	Elkhart City Downtown		
The base assessed value a	djustment, as certified above, is approved by the Department of Local Go		
0, 1			,
Turner	c) hadema	10-24	-16
Commissioner, Departme	nt of Local Government Finance Date (n	10 - 24- nonth, day, year)	
The state of the s			